

HEXHAM TOWN COUNCIL

I HEREBY GIVE NOTICE THAT a meeting of the Hexham Town Council Planning & Infrastructure Committee will be held in the Council Office, St Andrew's Cemetery, West Road, Hexham on Friday 12 October 2018 at 10.00am when the following items will be discussed:

A G E N D A

1. Apologies for absence.
2. To receive minutes of the Planning and Infrastructure Committee meeting held 21 September 2018, enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To consider the proposed improvements to direction signage to car parks in Hexham.
7. To consider the 2019/20 Committee budget (see enclosed).
8. To consider correspondence received (if any).
9. To agree a date and time for the next meeting.
10. Any urgent matters at the Chairman of the meeting's discretion. (*Matters to be raised under this item should be written out (if possible) and handed to the Chairman of the meeting or the Town Clerk before the meeting begins.*)



Jane Kevan
Town Clerk
8 October 2018

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Hagenda1018 PlanningInfrastructureCommittee

HEXHAM TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE
COMMITTEE MEETING HELD ON 21 SEPTEMBER 2018

936.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, R Hull, J Ord and Mrs D Bell.
937.	APOLOGIES FOR ABSENCE were received from Councillor Mrs C Hanley.
938.	MINUTES of the Committee meeting held 4 September 2018, having been circulated, were AGREED.
939.	MATTERS ARISING: <ul style="list-style-type: none"> a. FLAGPOLE FOR THE GREEN FLAG (minute 922 and action log refers). It was AGREED to further defer this for further consideration and research. b. BIN AT ABBEY VIEW (minute 930 and action log refers). It was noted that a new bin had been placed on 12 September. c. RECYCLING BINS (minute 930 and action log refers). It was noted that this was raised at a recent liaison meeting with the County Council and that a response is pending. d. HIGHWAYS ENGLAND (minute 933 and action log refers). It was noted that a letter was sent on 5 September. e. SIGNAGE REPORT (minute 934 and action log refers). It was AGREED to further defer this as the requested A3 copies of the proposals had not been received.
940.	DECLARATIONS OF INTEREST: There were no declarations of interest.
941.	PLANNING APPLICATIONS: It was AGREED there was no objections to or comments on the applications received in accordance with the list circulated and attached to the agenda.
942.	LOCAL AREA COUNCIL (PLANNING ONLY): it was noted that there will be hearings on 26 September regarding applications in respect of land south of Red Lion House, St Joseph's RC Middle School, Hexham Priory School and Wentworth Leisure Centre.
943.	ABBAY LIGHTS: It was AGREED to have the usual annual survey and repair any low level and column mounted outages.
944.	BIN AT TYNE GREEN: an additional bin at Tyne Green was considered and AGREED. It was further AGREED to order three bins so there will be two in stock.
945.	INSURANCE CLAIM: It was noted that a claim has been submitted regarding an accident in the Skatepark.
946.	COWGARTH: it was noted the surface has been left in a mess following recent work. It was AGREED to contact the County Council and request the

	sets are returned and the surface made good.
947.	HEATHERGATE CARAVAN SITE, LOWGATE: It was noted that a resident had advised that previous objectors had not received notification of the most recent planning application. It was AGREED to write to the County Council's Planning Officer expressing concern that the proper procedure of notification may not have been followed and, now that the Town Council has been notified of letters of objection, it wishes to offer support to the objectors. It was also noted that the restrictions imposed by 17/00223/FUL may not be being complied with and that the conclusions of the Planning Inspector was that the temporary permission was an inappropriate development in the green belt.
948.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Friday 12 October 2018 at 10.00am in the Council Office, St Andrew's Cemetery, Hexham.

Action Log

Obtain further flagpole quotes (minute 939a)	Councillor Gillanders to check locally and Councillor Hull to further research online
Add deferred signage report to the next agenda and again request A3 copies of proposals (minute 939e)	Clerk
Order three bins and place one at Tyne Green (minute 944)	Clerk
Contact NCC regarding Cowgarth (minute 946)	Clerk
Contact NCC regarding the Heathergate Caravan Park application (minute 947)	Clerk

Chairman.....

HEXHAM TOWN COUNCIL – DECLARATIONS OF INTEREST

Under the Code of Conduct adopted by the Council on 3 September 2012 Councillors must declare if they have a disclosable interest in any matters under consideration.

To do so Councillors must use one of the following statements:-

1. “I have a disclosable pecuniary interest
in..... (for example:) Agenda item 3, Planning
application number 14/1234”.
(NOTE: Code of Conduct paragraphs 11&15 apply).

2. “I have a disclosable personal interest
in..... (for example:) Agenda item 4, Grant
aid application by Hexham Youth Initiative
(NOTE: Code of Conduct paragraph 13 applies).

Councillors should familiarise themselves with the Code of Conduct regarding the definitions of (A) pecuniary interest and (B) other personal interest and their obligations when declaring any such interests.

To ensure Councillors interests are correctly minuted please use one of the above statements when declaring an interest.

NB. Should a Councillor wish to take part in the consideration and voting on a matter or matters in which he/she has a disclosable interest then they may request a dispensation be granted to enable them to take part in the discussion and voting on it but at least 10 days’ notice must be given for any dispensation request.

HEXHAM TOWN COUNCIL
Planning & Infrastructure Committee

PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY
COUNCIL FOR COMMENT ON 12 OCTOBER 2018

Reference	Description	Applicant
18/03195/FUL & 18/03196/ADE	Change of use to charity shop, and advertisement consent for non-illuminated fascia sign to the front elevation, at the former Hexham Tourist Information Centre, Wentworth Car Park, Hexham	Mr Gareth Edwards
18/03047/FUL	Complete replacement of timber windows and cladding for whole site with aluminium (same style) and replacement of timber doors (same material and style) at Pudding Mews, Hexham	Pudding Mews Management Company Ltd
18/03045/FELTPO	Fell 25 lime trees because of excess shading and damage to roof house during storms and fell 14 lime trees as the branches are all on one side of the tree which lean towards the house and could cause damage and injury if toppled at Willow Lodge, Allendale Road, Hexham	Mr Thomas Clint
18/03082/FUL	Proposed 2 storey extension and new porch at 47 Priestlands Close, Hexham	Mr Jack Newman
18/03013/FUL	Use of land as a static caravan site at Causey Hill Caravan and Camping Site, Causey Hill Road, Hexham	Mr H Daly
18/03273/COU	Conversion of shop to one bedroom residential unit at Sisterson News, 19A Hencotes, Hexham	Mr Matt Collis
18/03455/FELTPO	Reduce crown and other work on a mature twin stemmed sycamore at Stoneleigh, South Park, Hexham	Mr Serbrock
18/02840/LBC	Block off all openings between 20 and 21 Market Place, Hexham and return properties to two individual units. Reinstate the existing main door entrance to no. 20 and form a new access corridor to the first and second floors. Create a retail unit with the first and second floor being residential.	Miss Carrie Page

18/03458/FUL	Proposed single storey extension at 7 Cheviot Way, Hexham	Mr Stuart Ford
18/03454/FUL	Proposed two storey side and rear extension to create additional bedroom/ensuite accommodation and proposed single storey kitchen/dining extension at 6 Millfield Gardens, Hexham	Mr David Sharpe

These applications to be commented upon under Committee’s delegated powers (minute 6588 refers).

Any objections made on applications must be ‘material planning considerations’. To be material, a matter must relate to the “purposes of planning”. The views of local Councils and other consultees can only be taken into account by the planning authority if they are material. Such comments must always bear in mind that:

“The purpose of the planning system is to contribute to the achievement of sustainable development” (Paragraph 6 National Planning Policy Framework)

There is no definitive list but examples are:

- National planning policy
- The local planning authority’s planning policies (including Neighbourhood Plans)
- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking, means of access, highway safety and traffic
- Noise, odours
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Nature conservation
- Flood risk
- Crime prevention and community safety
- Previous planning decisions
- Views of parish and town councils
- Views of statutory consultees: Highway Authority/Environment Agency/English Heritage/Sport England/Others (neighbouring LPA, HSE, etc.)

Non-material planning considerations include:

- Loss of view
- Negative effects on the value of other properties
- Land ownership or restrictive covenants
- Applicant’s personal circumstances or past conduct (unless exceptional, such as relating to a physical disability in certain circumstances)
- Business competition
- Matters controlled under building regulations or other non-planning legislation
- Disabled person’s access
- The nature of the applicant or owner
- Prospect of a “better” proposal

These are subject to change in national legislation or planning policy.

NB All planning applications (and related decisions) are online at:

<http://publicaccess.northumberland.gov.uk/online-applications>

If Hexham Town Council objects to an application listed above the objection is lodged online.

HEXHAM TOWN COUNCIL
PLANNING AND INFRASTRUCTURE COMMITTEE 2019/2020 BUDGET

Committee has to consider and agree the Committee budget for the next financial year, 1 April 2019 to 31 March 2020. This budget will be amalgamated with other Committee budgets so that the Finance and General Purposes Committee can consider this (combined) Council budget in order to present a recommended budget to the Council.

Council will agree a 2019/2020 budget and its required precept on 14 January 2019.

Income has been shown to remind Committee of the Council's income sources (miscellaneous income includes the Cemetery double tax charge refund and Christmas Market fees).

The figures in the "2019/20 draft budget" column below are initial suggestions for the Committee to consider.

	2018/19 Agreed Budget	2018/19 Income at 30/9/2018	2018/19 Estimated at 31/3/19	2019/20 Draft Budget	Ref.
INCOME					
Allotments	5520	630	5520	5704	4000
Cemetery	85000	41773	85000	87000	4010
Donations/Grants/loans	0	1100	1100	0	4015
N/Plan Grant	0	2000	2000	0	4105
Miscellaneous	0	6362	8700	0	4020
TOTAL CREDITS	90520	51865	102320	92704	

PLANNING AND INFRASTRUCTURE COMMITTEE	2018/19 Agreed budget	2018/19 Spent at 30/9/18	2018/19 Estimated at 31/3/19	2019/20 Draft Budget	Reference
Personal protective equipment	1700	627	1100	1700	7300
Machines/equipment – fuel/road tax/insurance	6500	3047	6200	6500	7310
Machines/equipment – renew/replace	20000	3666	18000	10000	7315
Machines/equipment – repair/maintain	5000	2901	5000	5500	7320
Non-specific expenses	4000	898	2500	3000	7330
Stock – caskets and other	7000	1930	6600	7000	7340
Headstone raft foundations	6000	0	6000	6000	7350
Debt charges (PWL B)	9905	4952	9905	9905	7360
Heat/light	4000	1933	4000	4500	7370
Premises – repair/maintain	6000	7003	9500	8000	7380
Premises reserve	5000	0	0	5000	5092

Water rate/business rate	2200	161	2000	2200	7390
Trees maintenance	2000	0	3000	3000	7410
Insurances (not motor)	8500	5039	6000	7000	7420
Floodlights – repair/maintain	7500	392	7000	7500	7450
Town clock – repair/maintain	250	760	760	900	7460
Dene Park Allotments – maintain	600	220	500	600	7000
Broadway (QB) Allotments – maintain	4000	1728	3500	4000	7020
Wydon Park Allotments – maintain	150	0	0	150	7030
Seats x 57 – repair/maintain/replace	1500	26	200	1500	7130
Litter bins x 85 – renew/replace	3000	1224	3000	3500	7100
Bus shelters x 12 – repair/maintain	250	1344	1500	1000	7150
VMS units x 6 – repair/maintain	1000	0	0	1000	7160
Street signs x 6 – repair/maintain	3000	0	0	3000	7170
Play areas x 8 – repair/maintain	1000	1219	2500	2000	7190
Play areas x 8 – ROSPA inspection	700	641	641	700	7200
Play areas x 8 – vandalism	500	453	800	800	7210
Play areas – reserve	10000	705	74500	10000	5094
Winter Maintenance	0	0	0	0	7211
Street Lighting	35000	0	35000	0	tbc
TOTALS	156255	40869	209706	115955	

Please note that the play areas – reserve was also credited by £38,406.60 in April 2018 from S106 funding for the refurbishment of the Sele play area (paid for in March 2018), following £25,920.00 S106 funding being credited in March 2018 for maintaining the two play areas at Park Well, Corbridge Road.